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Torrance's Heavy Industries Find Basic Conditions Right For Continuous Development

Geographic and Geologic Situation Is Such That Industrial Activity Does Not Militate Against Beautiful Residential Section in Any Degree

EDITOR'S NOTE—This is the seventh of a series of articles, graphically illustrated, on various phases of the community's growth, development and condition. Data and charts are compiled and prepared from authentic records by Secretary Carl L. Hyde of the Torrance Chamber of Commerce. We suggest that these articles be clipped and preserved as they appear from time to time, furnishing in the end a comprehensive analysis of the community.

While operating conditions and characteristics, land supply and costs, building construction, machinery, transportation, warehouse and storage, supply of raw materials, market, labor, assessed valuations, taxes, and all of the utilities are essential factors in the economic relationship of industry to a community, there still remains one big factor that has a great deal to do with the industrialist of the modern century—environment. Great industrial leaders have, during the past half century, come more and more to the frank admission that the environment and contentment of their employees has more to do with turnover and labor efficiency than any other single element affecting the human equation.

Some of the things which contribute to unpleasant conditions in industry are excessive noise, unpleasant odors, disturbing ground water conditions, and remoteness from recreational advantages, as well as traffic barriers making access difficult. An honest study of the Torrance situation reveals the unquestionable fact that Torrance embraces the many industrial attributes first recited, without any sacrifice whatsoever in the balance of industrial environment.

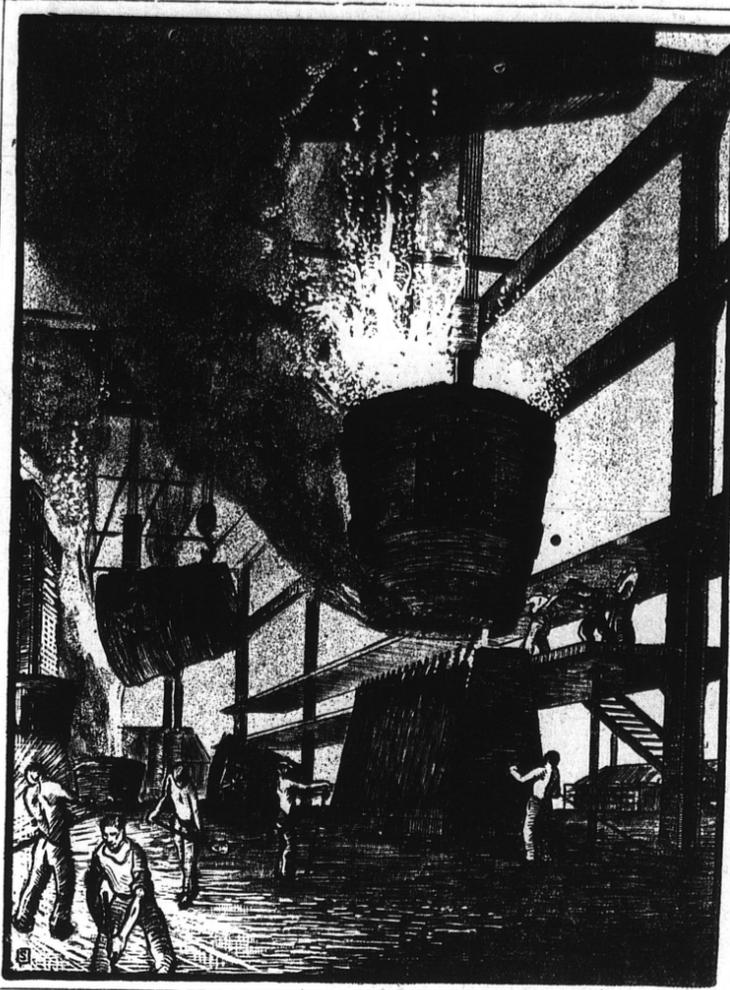
First: In spite of the fact that Torrance has some of the heaviest metal working industries in the entire southland, one can rest peacefully in any of the residential areas of this community without disturbance from any of its institutions. The wisdom of a carefully conceived plan is responsible for this fact, together with the load bearing qualities of the ground situation which renders perfect absorption of the vibrations created by massive machinery operation without the transmission of such vibrations in an objectionable form through the community. There are many sections in Southern California where the great hammers of the Union Tool Company

or the tremendous heavy rolling mills of the Columbia Steel Corporation would cause a perpetual ground vibration throughout the city. Only in the immediate proximity of these plants is even a trace of such an effect from their operation found.

Second: There is no industry situated in Torrance in relation to present or potential residential properties within the municipal confines where any odors emanating from the works cause any unpleasantness to the residents. Even the great contemplated refinery of the General Petroleum Corporation, while admitting that their plans will incorporate the most scientific application of modern industrial chemistry, designed to eliminate all of the objectionable odors from the cracking process and the acid sludge treatment, will be so geographically located with respect to the residential sections of the city and the prevailing winds that it doubtless never will have any tendency to manifest itself in an objectionable form. The original declaration of Torrance, which embodied certain reservations and covenants as a regulatory code for the city, recites a prohibition on certain kinds of objectionable industry, such as tallow, hide plants, etc. The future adoption, at such time as a comprehensive city plan is promulgated, will perpetuate these protective features and insure in perpetuity the elim-

ination of objectionable industries.

Third: The topographical situation insures forever a natural drainage that eliminates the disturbing elements of excessive ground water conditions caused by peak rainfall. Outside of beach communities, few sections in the entire southland will be found where such an immunity from ground water obtains. The vast area from the Inglewood fault line clear through into the Riverside and San Bernardino Valley sections suffer immeasurably every year that heavy rainfall is precipitated. The basic reason for the great damage which such rainfalls cause is due to the accumulated run-off of adjacent territory. Therefore, in many of these communities thus affected they not only have to take care of the fall within their confines but the multiplied effect of its run-off from possibly many surrounding miles. Torrance, in this respect, is absolutely unique in its topography. North, south, east and west there is a gradual depression in the contours, which perform the function of natural drainage and yet with such a gradual run-off that no damage is ever done. The average elevation in Torrance Tract is approximately 75 feet, whereas a study of the Torrance Quadrangle of the Federal Geological Survey reveals an average elevation of 50 feet on a one-mile radius from the center of the community. To appreciate



what this situation means, it would be necessary to have 25 feet of water standing in the middle of Moneta, or the north part of Lomita, and over 35 feet of water on Harbor Boulevard at East Road, before one foot of water could possibly stand in the Torrance area. This footage, in other words, expresses the difference in the elevations of the points cited and the City of Torrance. The effect of disturbing ground water conditions is not alone related to the possibility of ingress and egress from the community affected, but plays a very important part in the possibility of great damage to the institutions located in that community. In this respect Torrance has never had a nickel's worth of damage as the result of ground water conditions. Such institutions as the glass works, the steel plant and other big industries here would stand to face ruin if they were located in any

one of several not far distant communities. Fourth: Proper recreational advantages are highly essential as a contributing factor in proper industrial environment. Many big eastern industrial institutions have, at their own expense, provided proper playground and park facilities for the industrial colonies which they have developed surrounding them. The strategic location of Torrance in relation to the great outdoors, the beach sections and contemplated county regional parks, finds it most happily situated. Definite plans are now in the process of making, contemplating county acquisition of the Nigger Slough area, comprising approximately 1,200 acres, which may ultimately be developed into one of the southland's finest parks. The many boulevards that will traverse the heart of this great playground section will be directly connect-

ed with this community, making its access only a few minutes from the doorstep of the citizens of this city. It is not too daring to anticipate that within our present municipal confines the not too distant future holds the plans for a Torrance city park. The great Hollywood Palos Verdes Parkway project and the multitude of other splendid roads which will connect this community in a spoke-like fashion with the metropolitan sections of Los Angeles, as well as all south and west coast beaches, virtually denominates Torrance as an axis point, as far as advantage in travel is concerned to the great recreational outdoors of Southern California.

Summary
While the above factors are discussed primarily from a point of interest as related to the citizens who form the

(Continued on Next Page)

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